

**Charter Township of Elmwood
Planning Commission
Regular Meeting of June 15, 2021
Reconvened
June 24, 2021
7:00 PM
Approved 07/07/2021**

This meeting was held remotely due to Covid-19.

CALL TO ORDER: Chairman Bechtold called the meeting to order at 7:01 PM.

*This meeting was reconvened from June 15, 2021.

ROLL CALL: Jeff Aprill-Elmwood Township, Cedar, MI, Doug Roberts-Elmwood Township, Greilickville, Nate McDonald-Lake Ann. MI, Chris Mikowski-Greilickville, Traverse City, MI, Rick Bechtold-Greilickville, Elmwood Township, MI, Jonah-7:23 p.m.

J. NEW BUSINESS:

2. PUBLIC HEARING- Special Use Site Plan Review 2021-06 TC Whiskey Distillery Tasting Room 9440 S. Center Hwy. #45-004-008-009-00 & #45-004-008-010-40 (01:50)

Public Hearing opened at 7:04 p.m.

Dave Lewis, applicant, gave an overview for Chris Fredrickson stating instead of building a separate visitor center on the property, they are going to add on to the existing fruit processing building with offices and visitor access.

Chris Fredrickson added they will add more green to the parking lot with an added courtyard.

The Commissioners asked questions and discussed the project.

Public comment opened at 7:18 p.m.

No public comment given.

Public comment closed at 7:19 p.m.

Public hearing closed at 7:22 p.m.

Staff noted she provided the Standards for Approval and Requirements that are in the Zoning Ordinance for the distillery tasting room in the Commissioner's packets from May.

The Commissioners went through Findings of Fact.

MOTION BY CHAIRMAN BECHTOLD, SECONDED BY COMMISSIONER ROBERTS TO APPROVE THE SU/SPR BASED ON FINDINGS OF FACT AND THE STANDARDS.

ROLL CALL: AYE-DOUG ROBERTS, JEFF APRILL, CHRIS MIKOWSKI, NATE MCDONALD, RICK BECHTOLD.

OBSTAIN-JONAH KUZMA

MOTION PASSED.

3. SPR 2021-07 Socks residential development 6 unit single family residential development, 9690 E. Cherry Bend Rd. #45-004-029-001-00 (35:21)

Shane Gamrat with Gourdie Fraser presented the site condo on behalf of Dave Socks. The development would be at Cherry Bend and Breithaupt Rd. and would be 6 units on 1-1 ½ acre lots with onsite well and septic.

Staff added there is an existing barn that will be used as one of the units. The reason they are not going through land division is to deed restrict on the condo.

The Commissioners went through the standards for approval, asked questions, and discussed the project.

MOTION BY COMMISSIONER APRILL, SECONDED BY COMMISSIONER KUZMA TO APPROVE THE SPR APPLICATION WITH CONDITIONS.

ROLL CALL: AYE-JEFF APRILL, JONAH KUZMA, DOUG ROBERTS, CHRIS MIKOWSKI, NATE MCDONALD, RICK BECHTOLD. MOTION PASSED 6-0.

***Condition- private road permit**

K. COMMENTS FROM THE CHAIR: Chairman Bechtold thanked the Commissioners for their energy and work on the two hearings and wanted to bring to their attention a conflict they will have with the July 20th meeting-he will be out of the area.

MOTION BY COMMISSIONER KUZMA, SECONDED BY COMMISSIONER MCDONALD TO CHANGE THE JULY MEETING DATE FROM JULY 20TH, 2021 TO JULY 7TH, 2021.

Discussion

ROLL CALL: AYE-JONAH KUZMA, NATE MCDONALD, JEFF APRILL, DOUG ROBERTS, CHRIS MIKOWSKI, RICK BECHTOLD.

MOTION PASSED.

L. COMMENTS FROM PLANNING COMMISSIONERS: Commissioner Aprill felt they did a good job with the coal docks but have quite a bit ahead of them with the events tent and said keep in mind what they really want to see down there.

M. COMMENTS FROM STAFF: Staff noted the new Zoning Administrator would be starting July 1st, 2021 but she'll still be around to help train and to help with any items she'll need for Planning.

N. PUBLIC COMMENT: Jack Kelly

O. ADJOURNMENT: MOTION BY COMMISSIONER APRILL, SECONDED BY COMMISSIONER ROBERTS TO ADJOURN.

ROLL CALL: AYE-DOUG ROBERTS, JEFF APRILL, CHRIS MIKOWSKI, JONAH KUZMA, NATE MCDONALD, RICK BECHTOLD. MOTION PASSED.

MEETING ADJOURNED AT 8:10 PM.